

085.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,002,000 / 1,002,000

1,002,000 / 1,002,000

1,002,000 / 1,002,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
28-30		CRESCENT HILL AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: AMICO ANGELO A TR	
Owner 2:	
Owner 3:	

Street 1: 30 CRESCENT HILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 3306 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							7500.000		545,000		5,500		451,500		1,002,000							
Total Card							0.172		545,000		5,500		451,500		1,002,000		Entered Lot Size					
Total Parcel							0.172		545,000		5,500		451,500		1,002,000		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

## PREVIOUS ASSESSMENT

Parcel ID										
085.0-0005-0007.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	545,000	5500	7,500.	451,500	1,002,000	1,002,000	Year End Roll	12/18/2019
2019	104	FV	415,000	5500	7,500.	445,100	865,600	865,600	Year End Roll	1/3/2019
2018	104	FV	413,300	5500	7,500.	341,900	760,700	760,700	Year End Roll	12/20/2017
2017	104	FV	387,300	5500	7,500.	322,500	715,300	715,300	Year End Roll	1/3/2017
2016	104	FV	387,300	5500	7,500.	296,700	689,500	689,500	Year End	1/4/2016
2015	104	FV	344,500	5500	7,500.	277,400	627,400	627,400	Year End Roll	12/11/2014
2014	104	FV	344,500	5500	7,500.	255,400	605,400	605,400	Year End Roll	12/16/2013
2013	104	FV	358,600	5500	7,500.	255,400	619,500	619,500		12/13/2012

Parcel ID

085.0-0005-0007.0

!6951!

## PRINT

Date

Time

12/10/20

21:38:48

## LAST REV

Date

Time

03/20/19

11:47:19

danam

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 13 - Multi-Garden	2T - 2 & 3/4 Sty	Full Bath: 3	Rating: Average																	
(Liv) Units: 2	Total: 2	A Bath:	Rating:																	
Foundation: 3 - BrickorStone		3/4 Bath:	Rating:																	
Frame: 1 - Wood		A 3QBth:	Rating:																	
Prime Wall: 4 - Vinyl		1/2 Bath:	Rating:																	
Sec Wall:		A HBth:	Rating:																	
Roof Struct: 1 - Gable		OthrFix:	Rating:																	
Roof Cover: 1 - Asphalt Shgl		<b>OTHER FEATURES</b>																		
Color: BLUE		Kits: 2	Rating: Average																	
View / Desir:		A Kits:	Rating:																	
Const Mod:		Fpl:	Rating:																	
Lump Sum Adj:		WSFlue:	Rating:																	
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>RESIDENTIAL GRID</b>												
Grade: C - Average		Location:		1st Res Grid Desc: Line 1 # Units: 1																
Year Blt: 1916		Eff Yr Blt:						Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Alt LUC:		Alt %:						Other												
Jurisdct:		Fact: .						Upper												
Const Mod:								Lvl 2												
Lump Sum Adj:								Lvl 1												
Sec Wall:								Lower												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Totals	RMs: 11	BRs: 5	Baths: 3	HB								
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good		26. %		Exterior:		No Unit	RMS	BRs	FL									
Prim Int Wall: 2 - Plaster		Functional:		%		Interior:		1	5	2										
Sec Int Wall:		Economic:		%		Additions:		1	6	3										
Partition: T - Typical		Special:		%		Kitchen:														
Prim Floors: 3 - Hardwood		Override:		%		Baths:														
Sec Floors:		Total:		26.4 %		Plumbing:														
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 170.00				Electric:														
Subfloor:		Size Adj.: 0.96760434				Heating:														
Bsmnt Gar:		Const Adj.: 0.99989998				General:		2	11	5										
Electric: 3 - Typical		Adj \$ / SQ: 164.476				Totals														
Insulation: 2 - Typical		Other Features: 122659																		
Int vs Ext:		Grade Factor: 1.00																		
Heat Fuel: 1 - Oil		NBHD Inf: 1.00000000																		
Heat Type: 3 - Forced H/W		NBHD Mod:																		
# Heat Sys: 2	% Heated: 100	% AC: 100	LUC Factor: 1.00	Adj Total: 740517	Depreciation: 195497	Depreciated Total: 545021	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor:	Before Depr:	164.48	Special Features: 0	Val/Su Net:	107.58	Final Total: 545000	Val/Su SzAd	164.85		
<b>MOBILE HOME</b>				Make: [ ] Model: [ ]				Serial #: [ ]				Year: [ ]				Color: [ ]				
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 085.0-0005-0007.0				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
3	Garage	D	Y	120X22	A	AV	1960		20.68	T	40	104			5,500		5,500			
More: N																Total Yard Items: 5,500				
Total Special Features:																Total: 5,500				

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,218	164.480	200,332						
BMT	Basement	1,206	49.340	59,508						
FFL	First Floor	1,188	164.480	195,398						
TQS	3/4 Story	900	164.480	148,029						
WDK	Deck	217	10.610	2,302						
EFP	Enclos Porch	200	40.830	8,167						
OFF	Open Porch	132	29.000	3,828						
UAT	Upper Attic	5	65.790	296						
Net Sketched Area: 5,066				Total:	617,860					
Size Ad	3306	Gross Are	5379	FinArea	3306					

**IMAGE**

**AssessPro Patriot Properties, Inc**